



Aldreds
Estate Agents

5 Kirkstone Way

, Lowestoft, NR32 4UN

Offers Over £265,000



5 Kirkstone Way

, Lowestoft, NR32 4UN

Aldreds are delighted to offer this immaculately presented Warnes built detached bungalow situated in this very desirable cul-de-sac location. The current occupiers really have improved this property with no expense spared including quality fitted karndeian floor coverings, tasteful decorations, recently installed energy efficient boiler and beautifully fitted kitchen and bathroom. The extensive accommodation includes an open plan kitchen/diner which leads out to a garden room with high pitched flat plastered ceiling and benefits include Upvc double glazing and gas fired central heating. Within walking distance there are all local amenities, bus services and doctors surgery. A bungalow which is quite simply in turn key and move in condition and an early viewing is strongly recommended.

Entrance Porch

Karndeian flooring, sealed unit double glazed entrance door.

Wide Entrance Hall

Karndeian flooring, coved ceiling, radiator, full length storage cupboard, power points, telephone point.

Lounge

14'4" x 11'3" (4.39 x 3.43)

Fitted carpet, flat plastered & coved ceiling, power points, double aspect Upvc windows, radiator, T.V point.

Kitchen/Diner

13'2" x 12'2" (4.02 x 3.73)

Karndeian flooring, modern quality fitted kitchen including base and wall units, extended work surfaces, double stainless steel sink with draining board, recess for all white goods including plumbing for washing machine, radiator, power points, flat plastered and coved ceiling with inset spot lighting, ample space for family size dining table and chairs, double sliding doors leading to the garden room.

Garden Room

8'4" x 11'4" (2.55 x 3.47)

Fitted carpet, pitched flat plastered ceiling, large aspect Upvc windows, Upvc door leading out to the rear garden, radiator, power points.





Bedroom 1

12'7" x 10'0" (3.85 x 3.07)

Fitted carpet, coved ceiling, power points, radiator, T.V point, Upvc window, full range of fitted wardrobes.

Bedroom 2

11'5" x 8'9" (3.49 x 2.69)

Fitted carpet, coved ceiling, Upvc bay window, radiator, power points, full length storage cupboard housing the recently installed combination boiler, full range of fitted wardrobes.

Bathroom

Quality fitted bathroom suite comprising of a shower set over a panel bath, vanity sink unit, Low level W.C with enclosed cistern, radiator, Upvc window, vinyl flooring.

Tenure And Freehold

Freehold

Council Tax Band - C

Mains Gas Electric Drains And Water

Outside To The Front

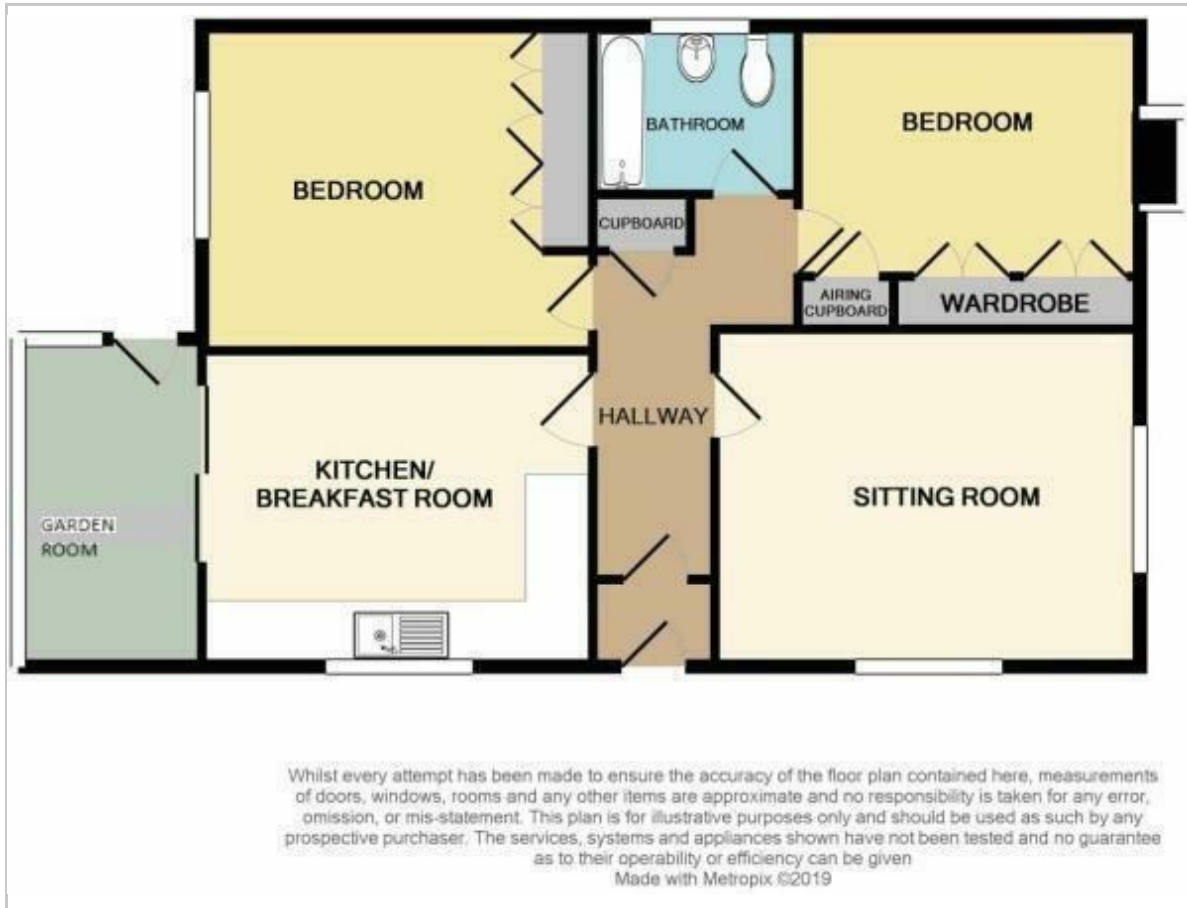
There is a lawned garden enclosed by low level brick walls, long concrete driveway providing ample off road parking leading to a brick build detached pitched roof garage with up and over door, power points and lighting.

Outside To The Rear

There is a fully enclosed south facing lawned garden which has a very private rear and side aspect, range of flower and shrub borders, concrete and patio seating area all enclosed by high brick walls.



Floor Plan



Viewing

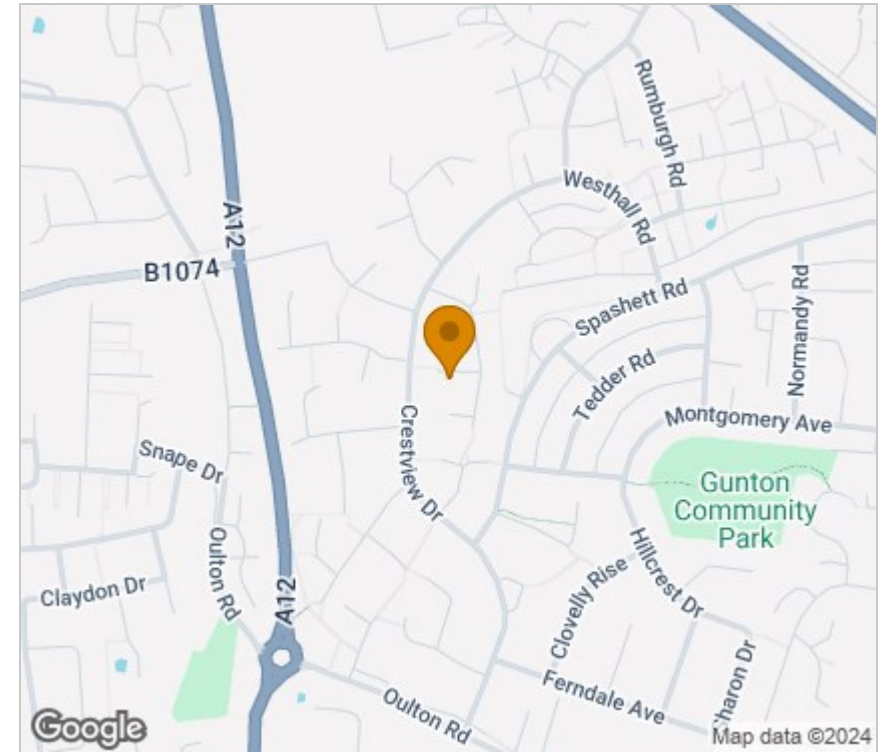
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

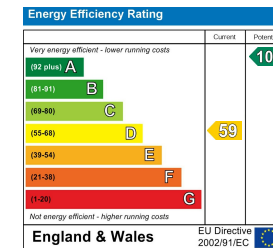
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA